

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.: STREET AND ALLEY VACATION NO 01020**

**DATE:** August 29, 2001

**PROPOSAL:** Vacate Pine Lake Road west of South 14<sup>th</sup> Street.

**LAND AREA:** 3,958.35 Square feet

**CONCLUSION:** The request conforms to the Comprehensive Plan.

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|---|
| <b>RECOMMENDATION:</b> Conforms to the Comprehensive Plan |
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Pine Lake Road right-of-way, abutting Lot 50, I.T.(formerly Lot 6 I.T.), located in the NE 1/4 of the NE 1/4 of Section 23, Township 9 North, Range 6 East of the 6<sup>th</sup> P.M., Lincoln, Lancaster County, Nebraska.

**LOCATION:** Generally west of South 14<sup>th</sup> and Pine Lake Road

**APPLICANT:** Roger D. Schmidt and Dorothy A. Schmidt  
6801 South 14<sup>th</sup> Street  
Lincoln, Ne. 68512  
(402) 423-8851

**OWNER:** Roger D. Schmidt and Dorothy A. Schmidt

**CONTACT:** same

### **SURROUNDING LAND USE AND ZONING:**

North: Lazy Acres, acreage subdivision, zoned R-1 Residential.  
South: Two acreage lots, zoned AG Agriculture.  
East: Lincoln Memorial Park Cemetery, zoned R-1 Residential.  
West/Southwest: Lincoln Public Schools, zoned I-3 Industrial

**ASSOCIATED APPLICATIONS:** Street vacation 00023, the north half of this street abutting Lazy Acres Subdivision, is currently on pending at City Council.

**HISTORY:** All this area has been annexed into the City. The western portion of Pine Lake Road has been vacated within the last year.

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**COMPREHENSIVE PLAN SPECIFICATIONS:** In Conformance. Pine Lake Road between 1<sup>st</sup> and 14<sup>th</sup> is not shown in the plan.

**UTILITIES:** Existing residential uses have private sewer and water. LES is requesting that a permanent easement be retained for existing and future facilities. Public Works is requesting an easement for a future sanitary sewer.

**TOPOGRAPHY:** Flat, draining to the west and south.

**TRAFFIC ANALYSIS:** Street not needed for vehicular circulation.

**PUBLIC SERVICE:** Lincoln Public School, Fire and Police. Water is in 14<sup>th</sup> Street. Sewer is existing to the west, adjacent to the rail line. Existing residential uses currently have private well and waste water systems.

**REGIONAL ISSUES:** None

**ENVIRONMENTAL CONCERNS:** None

**AESTHETIC CONSIDERATIONS:** None

**ALTERNATIVE USES:** NA

**ANALYSIS:**

1. This is a request to vacate the south ½ of the unopened Pine Lake Road abutting this lot. Vacation of the north ½ is currently on pending at the City Council.
2. The south half of Pine Lake Road abutting to the west has been vacated. The north ½ of this road, west of Lazy Acres Subdivision has been vacated as part of the Wilderness Park Estates subdivision.
3. The Public Works Department has recommended approval, with a permanent easement established for existing and future LES facilities and for future sanitary sewer.
4. This street is not shown in the Comprehensive Plan's Functional Street and Road Classification Map for future use as a public street.
5. The Real Estate Division has not established a sales price for the right-of-way at this date.

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**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL  
AGENDA THE FOLLOWING MUST BE COMPLETED:**

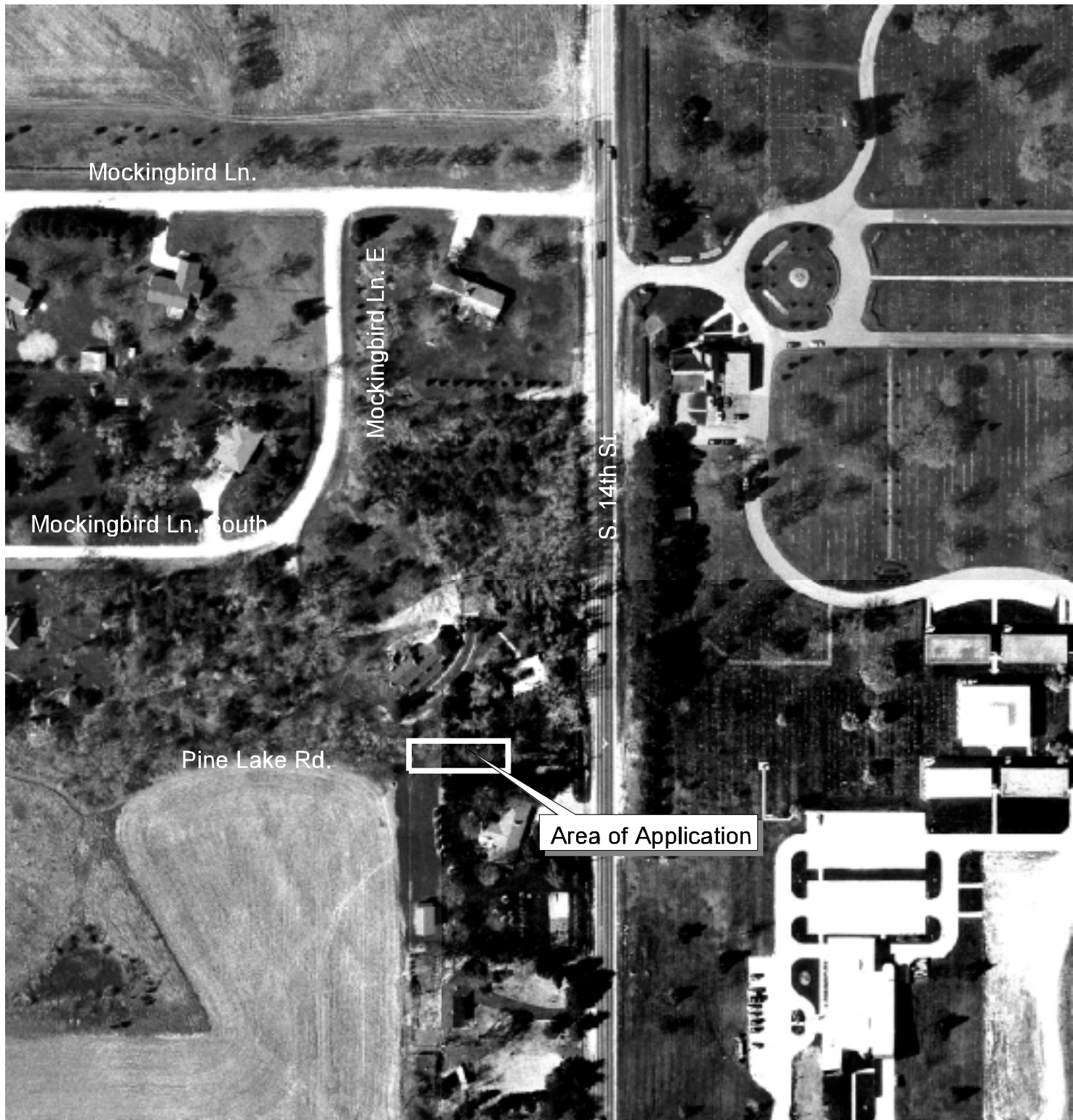
- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1. 2 Retain permanent easement for existing and future electric facilities.
- 1.3 Retain permanent easement for future sanitary sewer.

Prepared by:

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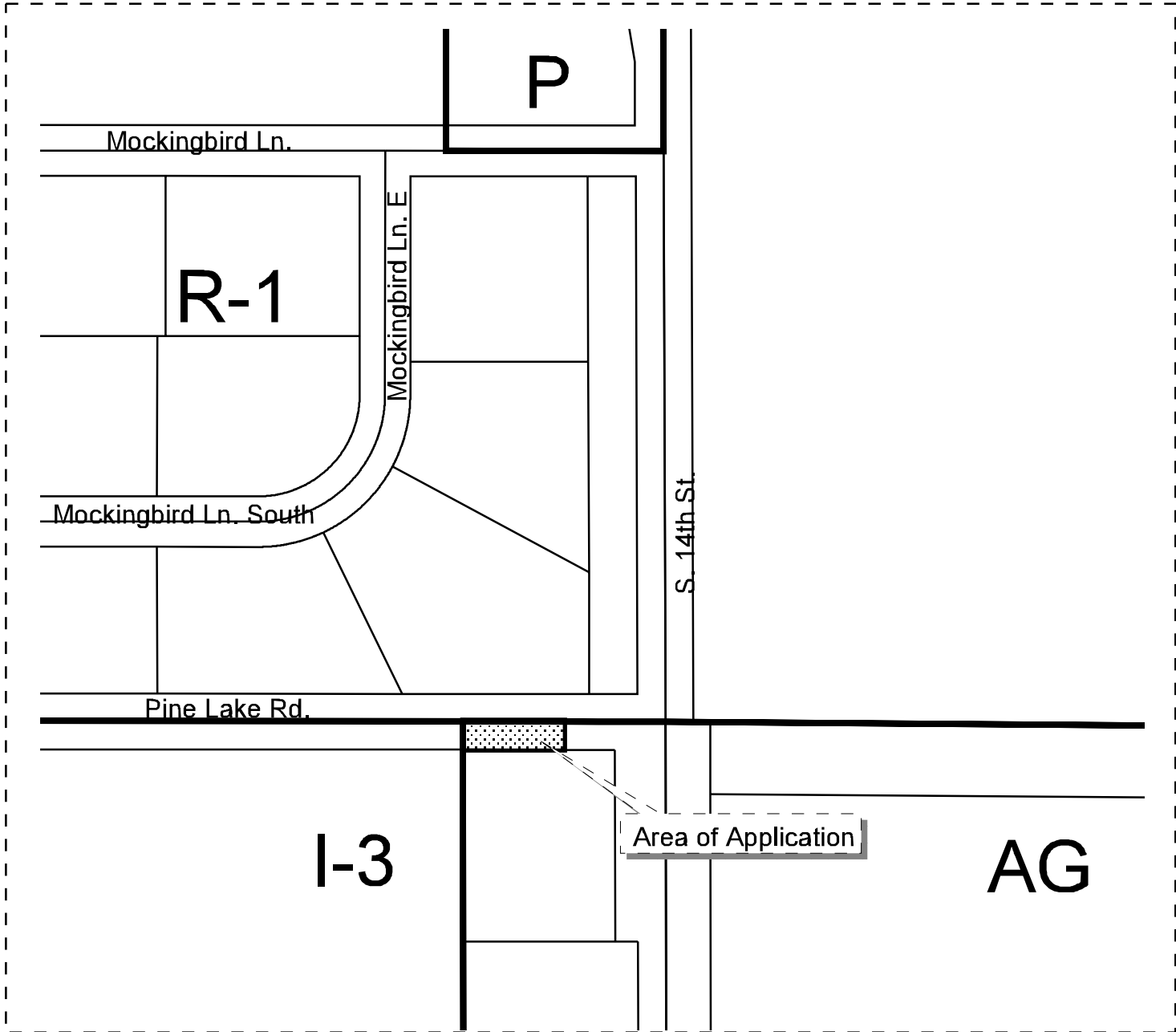
Mike DeKalb, AICP  
Planner

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**Street & Alley Vacation #01020**  
**Pine Lake Rd. & S. 14th St.**



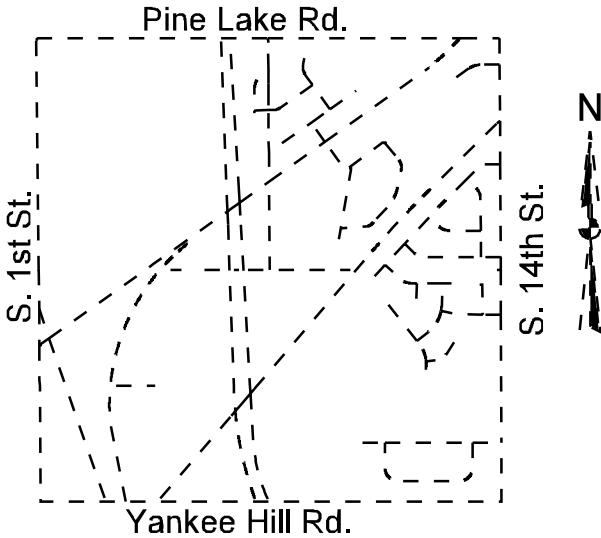
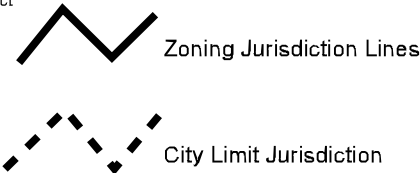


# **Street & Alley Vacation #01020** **Pine Lake Rd. & S. 14th St.**

## **Zoning:**

- |            |  |
|------------|--|
| R-1 to R-8 | Residential District                   |
| AG         | Agricultural District                  |
| AGR        | Agricultural Residential District      |
| R-C        | Residential Conservation District      |
| O-1        | Office District                        |
| O-2        | Suburban Office District               |
| O-3        | Office Park District                   |
| R-T        | Residential Transition District        |
| B-1        | Local Business District                |
| B-2        | Planned Neighborhood Business District |
| B-3        | Commercial District                    |
| B-4        | Lincoln Center Business District       |
| B-5        | Planned Regional Business District     |
| H-1        | Interstate Commercial District         |
| H-2        | Highway Business District              |
| H-3        | Highway Commercial District            |
| H-4        | General Commercial District            |
| I-1        | Industrial District                    |
| I-2        | Industrial Park District               |
| I-3        | Employment Center District             |
| P          | Public Use District                    |

One Square Mile  
 Sec. 23 T9N R6E



Lincoln



Nebraska's Capital City

October 15, 2001

Lincoln City/Lancaster County  
Planning Commission  
Lincoln, NE 68508

*RE: Vacation of the south half of Pine Lake Road, west of So. 14th Street, adjacent to Lot 50 I.T. (formerly Lot 6 I.T.)*

Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received a proper petition from Roger and Dorothy Schmidt, owners of Lot 50 Irregular Tract (formerly Lot 6 Irregular Tract), located in the northeast quarter of Section 23, Township 9 North, Range 6 East, to vacate the south half of Pine Lake Road adjacent to said lot.

The Lincoln Electric System has requested that a permanent easement be established for the entire vacated area for existing and future facilities. Public Works is also asking for an easement for a future sanitary sewer.

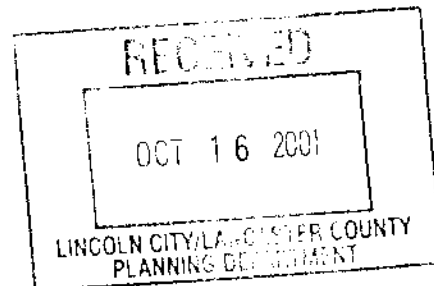
The Department of Public Works recommends approval of this vacation request with the above mentioned conditions. This vacation contains an area of 3,958.35 square feet, more or less.

Sincerely,

Byron Blum  
Engineering Services

fcj wpnkivac blb

cc: Mayor Wesely  
Allan Abbott  
Kathleen Sellman  
Marc Wullschleger  
Roger Figard  
Joan Ross  
Clint Thomas  
Dana Roper  
Nicole Fleck-Tooze



LOT 52 I.T.

MOCKINGBIRD LANE NORTH

LAZY

2

ACRES

MOCKINGBIRD LANE SOUTH

PINE LAKE RD.

LOT 52

LOT 50 I.T.

LOT 51 I.T.  
1.10+/- AC.

SO.

ST.